

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Monday, June 8, 2015
6:00 pm

I. ATTENDANCE

The Planning Commission held its first regular meeting of the month on Monday, June 08, 2015 at the Ferguson Township Municipal Building. In attendance were:

Commission: Marc McMaster, Chairman
Rob Crassweller
Scott Harkcom
Kurt Homan
Lisa Strickland

Staff: David Pribulka, Assistant Township Manager
Jeff Ressler, Zoning Administrator
Lindsay Schoch, Community Planner

Others in attendance included: Heather Bird, Recording Secretary; John Sepp, PennTerra; Mike Twomley, Randy Watkins, Steve Miller

II. CALL TO ORDER

Mr. McMaster called the Monday, June 08, 2015 Planning Commission meeting to order at 6:00 pm.

III. THISTLEWOOD LOT 12 LAND DEVELOPMENT PLAN

Mr. Pribulka stated a condition of the Thistlewood subdivision is that prior to any construction a land development plan must be submitted. The majority of the remaining comments are administrative.

Mr. Homan asked who maintains the full driveway to the street. Mr. Sepp stated there will be a shared driveway agreement with the neighboring property.

Mr. Harkcom confirmed the location of the underground lines verifying that they will not be run through the easement area for the wetlands. Mr. Sepp stated approximately five to ten feet of the easement area will need to be disturbed in order to remove the lines from the easement area.

Mr. Crassweller made a motion to RECOMMEND APPROVAL to the Board of supervisors of the Thistlewood Lot 12 Land Development Plan, dated March 26, 2015, last revised May 11, 2015 subject to the remaining unresolved comments as specified in the Community Planner memorandum dated June 2, 2015. Mr. Homan seconded the motion. The motion passed unanimously.

IV. WATKINS SUBDIVISION

Mr. Pribulka stated the subdivision will consolidate two tax parcels into one lot and then subdivide that lot into three lots. Two of the lots will remain vacant and one lot has an existing dwelling unit on it. The applicant has requested waivers for connection to public water and sewer and the requirement to install sidewalks.

Mr. Crassweller stated there is no public sewer in this area and Mr. Pribulka confirmed the closest sewer is approximately one mile away.

Mr. Crassweller stated that public water is available in this area. Mr. Sepp stated the public water is on the opposite side of the street. After speaking with the water company, the water line is under the age of the newly widened road. They did not prefer to bring water across the street. The applicant is requesting the use of wells on these properties.

Mr. Harkcom asked about the driveway access for the two future lots if developed. Mr. Sepp stated the middle lot received a variance to access Whitehall Road and the other lot will access off Bloomsdorf Drive.

Ms. Strickland confirmed that the purpose of the restructuring and subdivision is to develop the other lots. Mr. Sepp stated yes the intent is to sell for homes to be built.

Mr. Harkcom made a motion to RECOMMEND APPROVAL to the Board of supervisors of the Watkins Subdivision and Lot Consolidation Plan subject to the remaining unresolved comments as specified in the Community Planner memorandum dated June 2, 2015 and allowing the waivers for sidewalks, sewer and water. Mr. Crassweller seconded the motion. The motion passed unanimously.

V. PLANNING COMMISSIONER PEER-TO-PEER REGIONAL PLANNING SEMINAR UPDATE

Ms. Schoch reviewed the information discussed at the peer-to-peer seminar.

VI. BOARD OF SUPERVISORS MEETING UPDATE

Mr. Pribulka reviewed the planning related issues discussed at the June 1, 2015 Board of Supervisors meeting.

VII. APPROVAL OF THE MAY 26, 2015 MEETING MINUTES

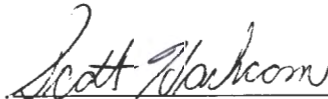
Ms. Strickland made a motion to APPROVE the Planning Commission Regular Meeting Minutes from May 26, 2015. Mr. Crassweller seconded the motion. The motion passed unanimously.

VIII. ADJOURNMENT

Mr. Crassweller made a motion to adjourn the meeting. Mr. Harkcom seconded the motion. The motion passed unanimously.

With no further business, the June 8, 2015 regular Planning Commission meeting was adjourned at 6:38 p.m.

RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script, reading "Scott Harkcom", is written over a horizontal line.

Scott Harkcom, Secretary
For the Planning Commission